

### **AVAILABLE FOR SALE or LEASE**

# 1600 HICKS ROAD, ROLLING MEADOWS, ILLINOIS



#### **BUILDING SPECIFICATIONS**

BUILDING SIZE:	±24,205 SF
OFFICE:	±10,000 SF
CEILING HEIGHT:	16' Clear
LOADING:	2 interior docks 3 drive-in doors
YEAR BUILT:	1983
HEAT:	Gas forced air
SPRINKLERED:	Yes
PARKING:	64 cars
ZONING:	M-1
POSSESSION:	Immediate
SALE PRICE:	<del>\$1,825,000</del> <b>\$1,57</b>
LEASE RATE:	\$5.50 net psf \$4.95



#### FEATURES

IING:	M-1	٠	Freestanding Showroom/Warehouse Facility
SESSION:	Immediate	٠	Located at the 4-way interchange at Route 53/Euclid Ave
E PRICE:	<del>\$1,825,000</del> <b>\$1,575,000</b>	٠	Ideal for showroom/distribution/light assembly
		٠	Fully air conditioned
SE RATE:	\$5.50 net psf \$4.95 net psf		

FOR ADDITIONALMANDY LEWANDOWSKINOEL S. LISTONINFORMATION,Associate<br/>(630) 993-3851<br/>mandy@darwinrealty.comPrincipalPLEASE CONTACT:mandy@darwinrealty.comnliston@darwinrealty.com

970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com

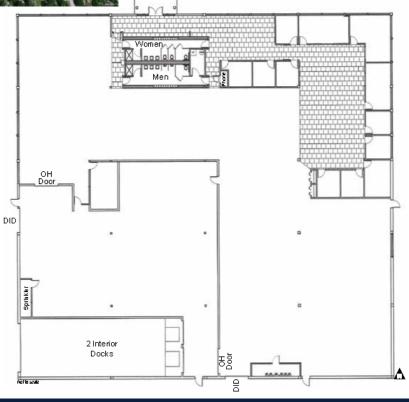
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FOR ADDITIONAL INFORMATION, PLEASE CONTACT: MANDY LEWANDOWSKI Associate (630) 993-3851 mandy@darwinrealty.com NOEL S. LISTON Principal

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